



## 4909 Bowness Road NW, Calgary, Alberta - \$675,000



Main Photo

### Property Description

Experience Contemporary Living in Calgary's Vibrant West End

This newly built townhouse blends modern design with everyday functionality, nestled in a dynamic inner-city neighbourhood.

Step inside through the ground-level entrance to a spacious foyer that connects to a single attached garage and a versatile self-contained studio—ideal for guests, remote work, or generating rental income. Upstairs, luxury vinyl plank stairs lead to a bright and open main floor. The sleek kitchen is outfitted with full-height cabinetry, stainless steel appliances, quartz countertops, and a built-in buffet for additional storage. A cozy dining nook offers the perfect setting for relaxed meals or casual entertaining.

The airy living area features two oversized windows that flood the space with natural light, along with a convenient two-piece powder room for guests.

On the upper level, you'll find two large primary suites, each with its own four-piece ensuite and generous

closet space. A dedicated laundry area on this floor adds to the home's practical appeal. Located steps from local cafes, shops, and services, and offering quick access to the Trans-Canada Highway, Stoney Trail, Shouldice Park, and the Bow River, this move-in ready home offers exceptional lifestyle and investment potential.

## REALTOR Referral

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**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

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